

2023

179.0

0004

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 619,500 /

USE VALUE: 619,500 /

ASSESSED: 619,500 /

Total Card /

Total Parcel

619,500

619,500

619,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MODENA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MORGAN DORIS A

Owner 2:

Owner 3:

Street 1: 6 MODENA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4452		Sq. Ft.	Site		0	70.	1.24	6									387,493						387,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4452.000	232,000		387,500	619,500
Total Card	0.102	232,000		387,500	619,500
Total Parcel	0.102	232,000		387,500	619,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		460.94	/Parcel: 460.94

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,000	0	4,452.	387,500	619,500		Year end	12/23/2021
2021	101	FV	224,200	0	4,452.	387,500	611,700		Year End Roll	12/10/2020
2020	101	FV	224,200	0	4,452.	387,500	611,700	611,700	Year End Roll	12/18/2019
2019	101	FV	195,500	0	4,452.	382,000	577,500	577,500	Year End Roll	1/3/2019
2018	101	FV	195,500	0	4,452.	293,400	488,900	488,900	Year End Roll	12/20/2017
2017	101	FV	195,500	0	4,452.	276,800	472,300	472,300	Year End Roll	1/3/2017
2016	101	FV	195,500	0	4,452.	254,600	450,100	450,100	Year End	1/4/2016
2015	101	FV	184,600	0	4,452.	238,000	422,600	422,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15764-404		8/1/1984			1	No	No	A

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2008	1390	Re-Roof	4,700					

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	PH	Patrick H
3/7/2009	Inspected	197	PATRIOT
12/16/2008	Measured	345	PATRIOT
11/9/2000	Hearing N/C		
12/21/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED</

